

009.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

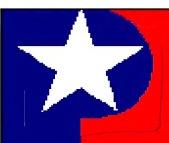
Total Card / Total Parcel

USE VALUE:

1,274,500 / 1,274,500

ASSESSED:

1,274,500 / 1,274,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FELTIN GEORGE M	
Owner 2:	
Owner 3:	

Street 1: 41 WYMAN TERRACE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .244 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3645 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10618		Sq. Ft.	Site		0	80.	0.87	1			View	25					738,546						738,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	10618.000	531,300	4,700	738,500	1,274,500		7833
							GIS Ref
							GIS Ref
							Insp Date
							05/20/09

PREVIOUS ASSESSMENT								Parcel ID	009.0-0002-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	531,300	4700	10,618.	738,500	1,274,500		Year end	12/23/2021
2021	104	FV	506,900	4700	10,618.	738,500	1,250,100		Year End Roll	12/10/2020
2020	104	FV	508,100	4700	10,618.	738,500	1,251,300	1,251,300	Year End Roll	12/18/2019
2019	104	FV	444,400	4900	10,618.	784,700	1,234,000	1,234,000	Year End Roll	1/3/2019
2018	104	FV	444,400	4900	10,618.	572,400	1,021,700	1,021,700	Year End Roll	12/20/2017
2017	104	FV	415,500	4900	10,618.	498,500	918,900	918,900	Year End Roll	1/3/2017
2016	104	FV	415,500	4900	10,618.	424,700	845,100	845,100	Year End	1/4/2016
2015	104	FV	368,100	5000	10,618.	415,400	788,500	788,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21568-82		11/1/1991		262,000	No	No	Y	

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
7/10/2014	External Ins	PC	PHIL C
5/20/2009	Measured	189	PATRIOT
11/6/2000	Hearing N/C		
10/30/2000	Hearing N/C	163	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Entry Denied	243	PATRIOT
8/28/1993		KT	
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average																																																																																																											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																												
(Liv) Units:	2	Total: 2		3/4 Bath:	1	Rating:	Average																																																																																																											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																																																												
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																												
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																												
Sec Wall:		%		OthrFix:		Rating:																																																																																																												
Roof Struct:	2 - Hip			OTHER FEATURES																																																																																																														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																																																																																																											
Color:	GREY			A Kits:		Rating:																																																																																																												
View / Desir:				Frl:		Rating:																																																																																																												
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																												
Grade: C - Average				CONDOS INFORMATION																																																																																																														
Year Blt:	1915	Eff Yr Blt:		Location:																																																																																																														
Alt LUC:		Alt %:		Total Units:																																																																																																														
Jurisdct:		Fact: .		Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	2	7	3																																																																																																							
Sec Int Wall:		%		Economic:			%	Additions:																																																																																																										
Partition:	N - Typical			Special:			%	Kitchen:																																																																																																										
Prim Floors:	3 - Hardwood			Override:			%	Baths:																																																																																																										
Sec Floors:		%		Total:		31	%	Plumbing:																																																																																																										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:				Heating:																																																																																																										
Bsmnt Gar:				180.00				General:																																																																																																										
Electric:	3 - Typical			Size Adj.: 0.97258061				Totals	2	14	6																																																																																																							
Insulation:	2 - Typical			Const Adj.: 0.90890908																																																																																																														
Int vs Ext:	S			Adj \$ / SQ: 159.118																																																																																																														
Heat Fuel:	1 - Oil			Other Features: 116500																																																																																																														
Heat Type:	3 - Forced H/W			Grade Factor: 1.00																																																																																																														
# Heat Sys:	2			NBHD Inf: 1.00000000																																																																																																														
% Heated:	100	% AC:		NBHD Mod:																																																																																																														
Solar HW:	NO	Central Vac: NO		LUC Factor: 1.00																																																																																																														
% Com Wal		% Sprinkled		Adj Total: 770066																																																																																																														
				Depreciation: 238720				Juris. Factor:																																																																																																										
				Depreciated Total: 531345				Special Features:	0																																																																																																									
								Final Total:	531300																																																																																																									
								Val/Su Net:	84.45																																																																																																									
								Val/Su SzAd:	163.23																																																																																																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
SPEC FEATURES/YARD ITEMS																																																																																																																		
PARCEL ID 009.0-0002-0016.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
12	Pool-Gunitc	D	Y	1	16X32	A	AV	1994	22.87	T	20	104			4,700		4,700																																																																																																	
2	Frame Shed	D	Y	1	5X8	F	AV	1980	0.00	T	31.2	104																																																																																																						
1	Metal Shed	D	Y	1	10X4	A	AV	2006	0.00	T	10.4	104																																																																																																						
More: N				Total Yard Items:				4,700	Total Special Features:					Total:				4,700																																																																																																
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